

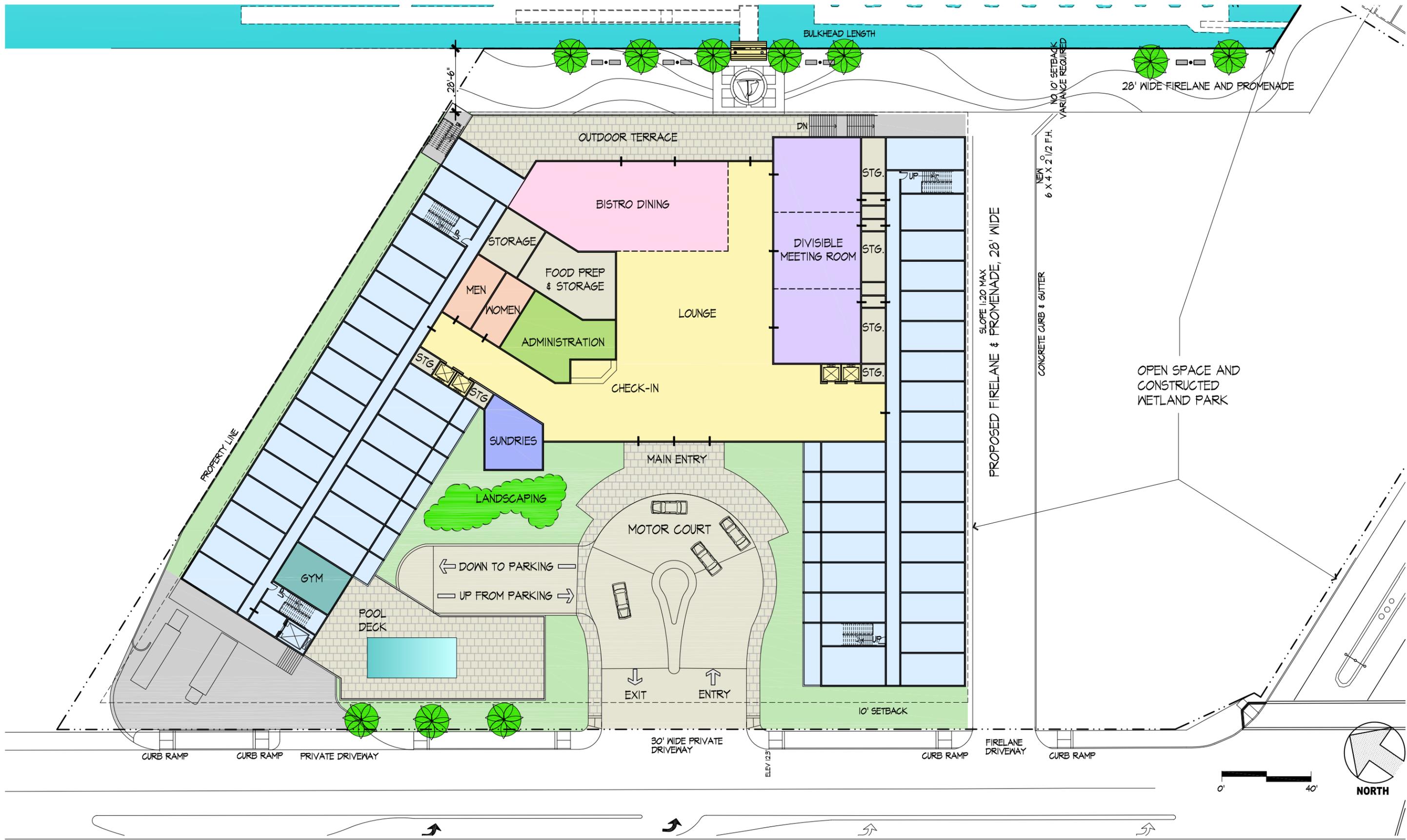
Date: April 1, 2011
By: Gin Wong
Re: Revised Hotel Concept for Marina Del Rey Parcel 9U

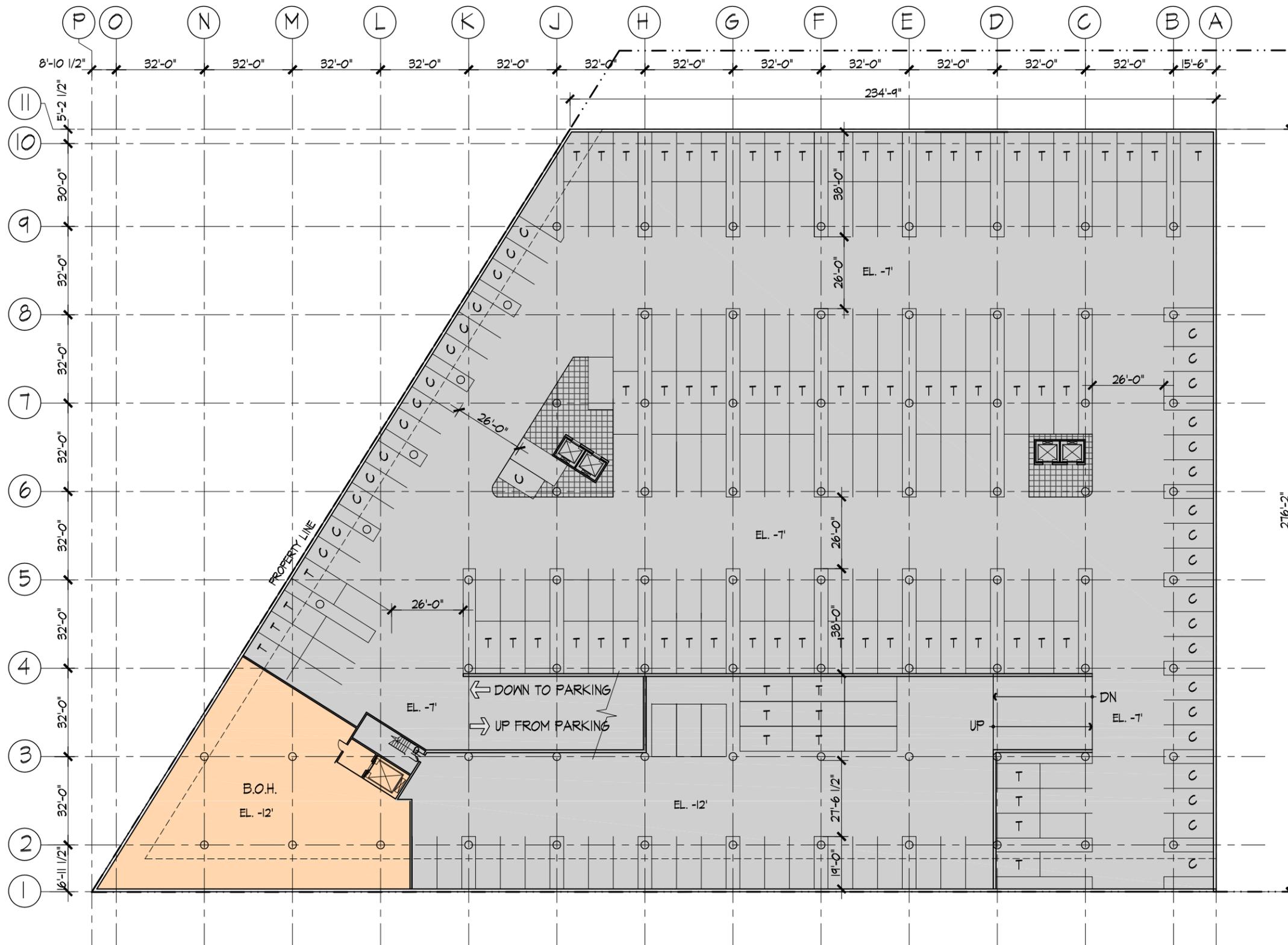
This is the project description of the revised hotel concept for Marina del Rey Parcel 9U. The revised project consists of the following:

1. Two hotel wings—one to the south facing the park and one to the north facing the housing development—5 stories in height with a total of 288 units. All are single rooms with two 2-room suites on the 2nd through 5th floors. The total number of suites is 16 and the balance are single rooms. The combined number of hotel guest rooms in both wings is 288, none of which are programmed to be timeshare units.
2. One level parking with entrance off of Via Marina through a drop-off in the front drive – approx. 214 stalls. The parking level also includes mechanical space, and area for back-of-the-house, and a small machine room.
3. Ground floor includes:

<ul style="list-style-type: none">➤ Bistro restaurant facing the Marina➤ Dining deck facing Marina➤ Bar➤ Meeting rooms, which can be converted to larger space➤ Food prep area➤ Check in for the hotel	<ul style="list-style-type: none">➤ Administration area➤ Lobby➤ Elevator lobby for each wing➤ Pool deck adjacent the gym➤ Service and truck delivery to the hotel➤ Front door automobile entry drop off➤ Small sundry shop
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4. Five floors, consisting of typical rooms, including a mix of King, double/double, and two King Suite A type rooms on each floor.

NOTE: Neither wing will be greater than 70' in height, as illustrated on the cross-section drawing.





PARKING SUMMARY

STANDARD	109
COMPACT	34
TANDEM	73
TOTAL	216 CARS

FLOOR AREA

BACK OF HOUSE	5,530 SF
PARKING	82,160 SF
TOTAL	87,690 SF

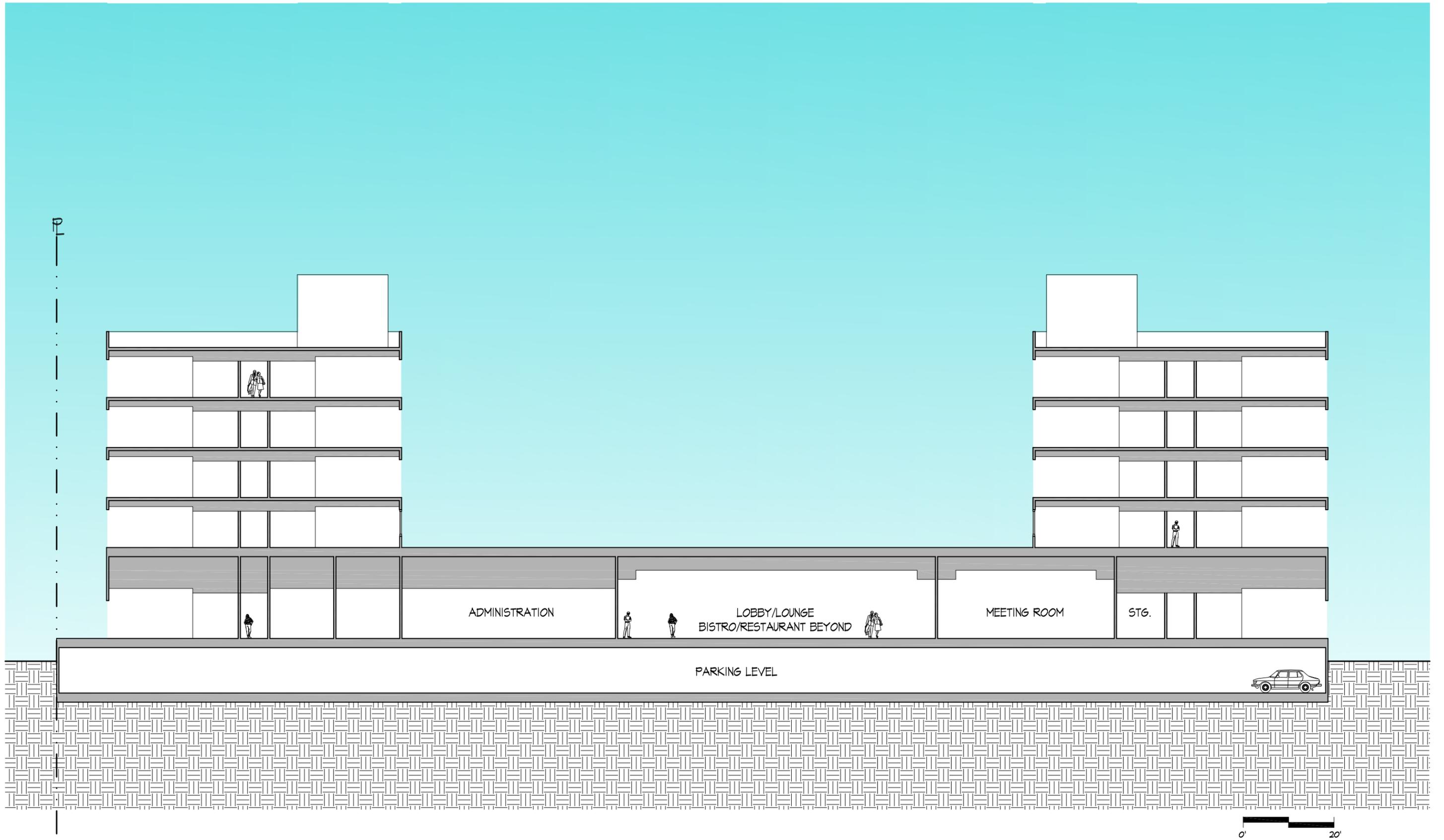


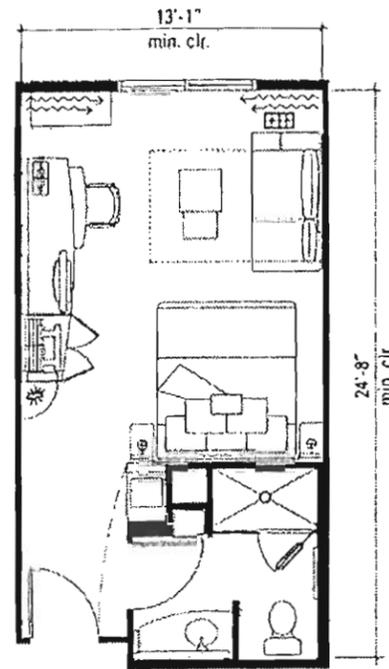
COURTYARD
MARINA DEL REY, CALIFORNIA

PARKING LEVEL PLAN

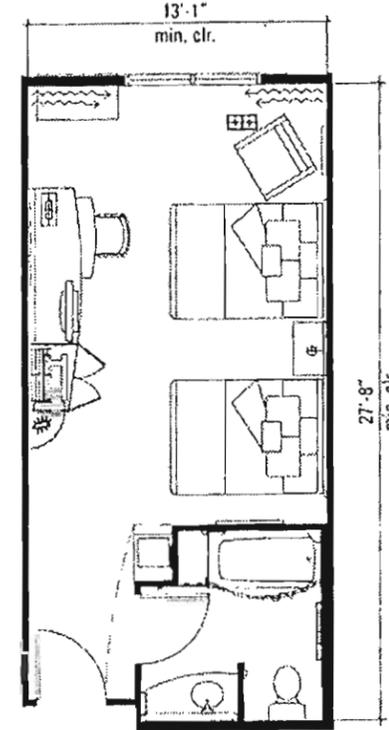
SCALE 1 : 40'

GIN WONG ASSOCIATES
PLANNING AND ARCHITECTURE
LOS ANGELES, CALIFORNIA USA
PROJECT NO. 21102.00
REVISED APRIL 8, 2011
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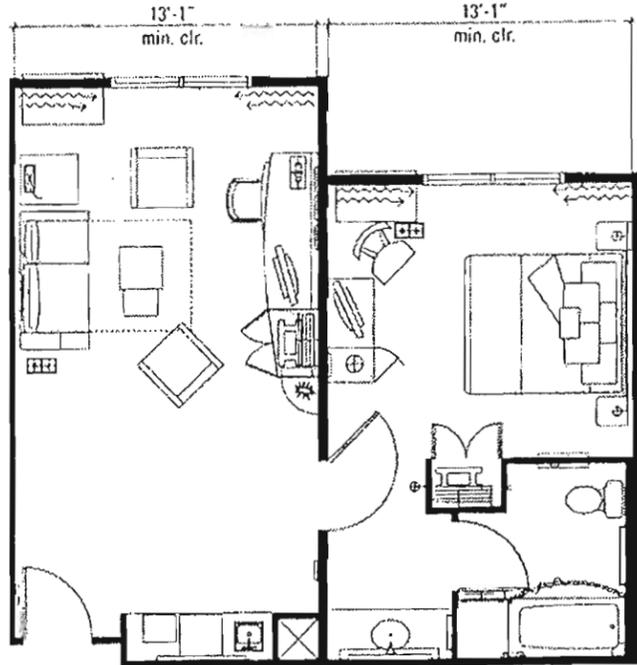




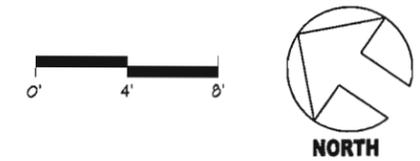
King



Queen/Queen



King Suite 'A'

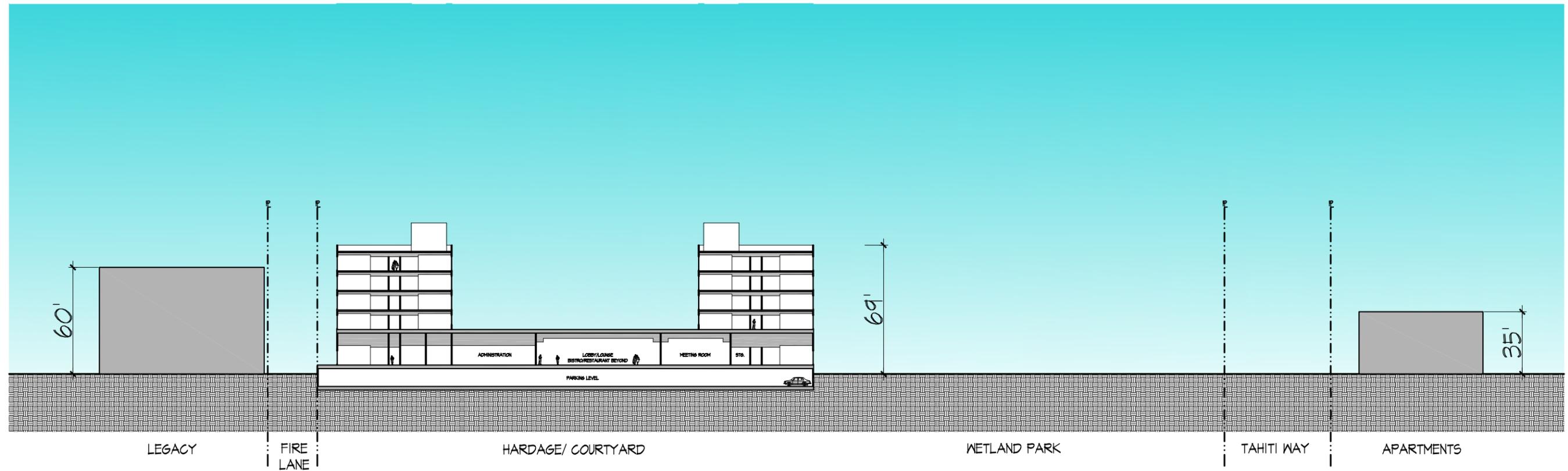


TYPICAL ROOM LAYOUTS

SCALE 1" : 8'

SALIENT FACTS OF THE PROJECT

- Room Total – 288 units
- Combination King, double/double, King suite A
- Allocation of rooms to be determined at a later date
- Meeting room area 4,000 s.f., divisible
- Restaurant – seats approx. 100 inside
- Open terrace space – 3,000 s.f.
- Parking – 214 stalls
- Gym
- Swimming pool and terrace
- Auto drop-off area in front
- Sundry shop on ground floor
- Administration area on ground floor
- Back-of-the-house to take care of employees in basement, locker rooms, laundry, storage and housekeeping area
- Site area is slightly less than 2 acres



COURTYARD
MARINA DEL REY, CALIFORNIA

SITE SECTION
SCALE 1 : 60'

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